



# Montgomery County Council

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**For Immediate Release**

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## **COUNCIL APPROVES HEIGHT RESTRICTIONS THAT ADDRESS MANSIONIZATION IN COUNTY NEIGHBORHOODS**

The Montgomery County Council today overwhelmingly voted for a zoning text amendment that limits the maximum height of single-family homes to 30 or 35 feet and two-and-a-half stories – depending on the design. The measure is designed to address problems of “mansionization” that have plagued many County neighborhoods.

“This modest, but important and necessary measure establishes a clear-single standard,” said Councilmember Howard Denis, the bill’s sponsor. “It does away with loopholes that have allowed speculators to bulldoze older homes and build McMansions that work around existing limits, dwarf neighboring housing, and often create big drainage problems.”

“The standards are simple. From the doorway of your home to the top of your roof, the maximum height allowed is 35 feet. Or, for flexibility’s sake, homeowners have the option of building 30 feet to the mid-point of their roof. Period. Folks who want to expand or improve their existing homes still have plenty of leeway to do so.

“I’m thrilled that after two years of hard work to get this measure to the floor of the Council, the Council stepped up to the plate and delivered for neighborhoods. We’ve heard from hundreds of residents who have no problem with improvements and changes but are tired of those who push the envelope too far and play games with the laws to build houses that are just too high.”

The Council rejected efforts to limit the measure by excluding developments that must submit site plans (defeated 7-2) and exempting lots of 9,000 square feet or less (defeated 8-1) before approving the Denis proposal.

Eight Councilmembers voted in favor of the “mansionization” restriction – Councilmembers George Leventhal, Nancy Floreen, Phil Andrews, Marilyn Praisner, Mike Knapp, Tom Perez, Mike Subin, and Denis. Councilmember Steve Silverman opposed the measure as overly broad.

Existing homes taller than the new height limits and those with building permits issued prior to October 12 are not affected by the measure. # # #

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